

RESOLUTION NO. 2023-R-15

A RESOLUTION CONFIRMING THE SOUTH CARSON STREET NEIGHBORHOOD IMPROVEMENT DISTRICT (“SCNID”) ASSESSMENT, DISPENSING WITH COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT AND THE SCNID ORDINANCE AMENDMENT; AND RATIFYING THE CITY ENGINEER’S FISCAL YEAR 2024 ASSESSMENT ROLL FOR THE SCNID.

WHEREAS, the Carson City Board of Supervisors (“Board”) adopted Ordinance No. 2021-8 pursuant to NRS Chapter 271 establishing the South Carson Street Neighborhood Improvement District (“SCNID”) on June 17, 2021, to help pay for the ongoing maintenance of the project known as the South Carson Street Complete Streets Project, and that ordinance provided for the baseline property assessment as well as other requirements; and

WHEREAS, the South Carson Street Complete Streets Project was completed in 2021; and

WHEREAS, the Board is considering an amendment to the DNID Ordinance; and

WHEREAS, the Board has determined the cost of maintenance to be paid by special assessments levied against the benefitted parcels within the SCNID; and

WHEREAS, on May 18, 2023, the Board considered all applications for hardship determination and the recommendations of the Carson City Health and Human Services Department regarding such applications, and considered all complaints, protests and objections to the assessment and the amendment; and

WHEREAS, the Board has determined that the net cost of maintenance to be assessed to the benefitted parcels within the SCNID in Fiscal Year (“FY”) 2024 is \$86,761;

NOW, THEREFORE, the Carson City Board of Supervisors resolves that:

1. The assessment to be paid by the SCNID in FY 2024 for the purpose of paying for maintenance of the South Carson Street Complete Streets Project is \$86,761, and the FY 2024 SCNID assessment roll for each property within the SCNID is established as indicated in EXHIBIT A, attached hereto.
2. All complaints, protests and objections to the proposed assessment as presented at the public hearing for such matters on May 18, 2023 are hereby dispensed with.
3. All complaints, protests and objections to the proposed ordinance amendment as presented at the public hearing for such matters on May 18, 2023 are hereby dispensed with.

4. Pursuant to NRS 271.360, the assessment roll for the SCNID is hereby ratified; the assessment roll contains, among other things:

- (a) The name and address of each last-known owner of each lot, tract or parcel of land to be assessed, or if not known, that the name is "unknown."
- (b) A description of each lot, tract or parcel of land to be assessed, and the amount of the proposed assessment thereon, apportioned upon the basis of assessment heretofore determined by Ordinance 2021-8 establishing the SCNID.

5. The assessment roll ratified herein shall be furnished to the Clerk-Recorder, filed in the office of the Clerk-Recorder and numbered, including the City Engineer's certificate in the form provided in NRS 271.375.

6. The officers and employees of Carson City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

ADOPTED this 18th day of May 2023.

AYES: Supervisor Stacey Giomi
Supervisor Maurice White
Supervisor Curtis Horton
Supervisor Lisa Schuette
Mayor Lori Bagwell

NAYES: None

ABSENT: None


LORI BAGWELL, Mayor

ATTEST:

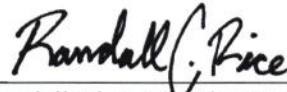

WILLIAM SCOTT HOEN, Clerk-Recorder

South Carson Neighborhood Improvement District
FY 2024
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the South Carson Neighborhood Improvement District for the maintenance of the South Carson Complete Streets Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Randall Rice, PE, City Engineer

Dated at Carson City, Nevada, May 17 , 2023.

UPDATED (May 17, 2023)

SCNID Base Assessment = \$155,678
 Existing City Cost to Maintain South Carson Street Corridor = (\$24,406)
 Estimated Annual South Carson License Fee Revenue = (\$44,510)
 Annual Assessment Cost to SCNID = **\$86,761**

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
306301	GENOA FLATS LLC	DESERT HILLS MOTEL	1010 S CARSON ST	34,674	204	\$519
306304	NEWMAN CONSTRUCTION LTD	CARSON CAR WASH	1300 S CARSON ST	12,197	72	\$183
306305	LOFTIN & LOFTIN LLC		1356 S CARSON ST	20,473	122	\$309
306306	CARSON PETROLEUM INC	VALERO	1360 S CARSON ST	20,038	130	\$323
306307	CDX2 LLC		1400 S CARSON ST	15,682	99	\$248
306308	CARSON VALLEY OIL COMPANY, INC	SHELL STATION (SOUTH)	1462 S CARSON ST	33,106	214	\$532
306310	EASTERN SIERRA PROPERTIES LLC		111 W 10TH ST	11,326	68	\$172
306311	VAULTED LLC		1100 S CARSON ST	16,553	99	\$251
306312	1122 SOUTH CARSON LLC	ARBY'S ROAST BEEF RESTAURANT	1122 S CARSON ST	16,117	99	\$249
306313	DBB HOLDINGS LLC		1218 S CARSON ST	6,534	95	\$206
306315	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	49,484	649	\$1,426
306318	DBB HOLDINGS INC	ARNULFO MEXICAN FOOD	1250 S CARSON ST	42,079	196	\$531
306319	1280 S CARSON LLC	PINK ELEPHANT	1280 S CARSON ST	19,123	113	\$287
308201	900 CARSON LLC		845 S CURRY ST	14,375	0	\$53
308202	900 CARSON LLC		800 S CARSON ST	14,375	170	\$379
308203	900 CARSON LLC	CARSON STATION PARKING LOT	S CARSON ST	10,019	66	\$163
308204	900 CARSON LLC	CARSON STATION	900 S CARSON ST	28,750	169	\$430
309203	CUBIX ORMSBY LLC	ORMSBY HOUSE HOTEL/CASINO	600 S CARSON ST	74,488	440	\$1,118
309204	CUBIX CORPORATION	AM-PM MINI MARKET(CARSON ST)	720 S CARSON ST	18,731	210	\$471
309205	CUBIX ORMSBY LLC	ORMSBY HOUSE (S. PARKING LOT)	107 W 7TH ST	15,682	0	\$58
330201	STATE OF NEVADA DEPT OF TRAN		2180 S CARSON ST	443,876	0	\$1,640
330202	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	100,188	1	\$372
330305	NEVADA RURAL HOUSING AUTHORITY	SOUTHGATE MANOR APARTMENTS	2100 CALIFORNIA ST	317,552	0	\$1,175
330401	STATE OF NEVADA DIV OF ST LANDS		2361 S CARSON ST	509,216	1	\$1,882
330402	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	64,033	1	\$239
401101	CARRINGTON COMPANY	CARSON CITY MALL	1313 S CARSON ST	514,879	977	\$3,773
401102	CARRINGTON COMPANY		1457 S CARSON ST	22,651	203	\$472
401103	STEWART LLC, SER OF CARRINGTON		1108 S STEWART ST	15,682	0	\$58
401104	CARRINGTON COMPANY INC	STATION GRILL & ROTISSERIE	1105 S CARSON ST	15,246	92	\$232
401207	CCPD PROPERTIES LLC		230 FAIRVIEW DR	18,295	0	\$68
401226	SCP 2006-C23-092 LLC		220 FAIRVIEW DR	63,162	272	\$754
401227	LOWE'S HIW, INC		430 FAIRVIEW DR	499,198	0	\$1,845
401229	JAMES J STEVENSON, A CORP		250 FAIRVIEW DR	63,031	0	\$233
401231	RLS 2021 TRUST		222 FAIRVIEW DR	67,954	443	\$1,099
401232	CARSON OUTPARCEL LLC	OFFICE DEPOT	236 FAIRVIEW DR	35,719	0	\$132
405107	CARSON CITY PLAZA LLC	PLAZA MOTEL	801 S CARSON ST BLDG 1	75,359	186	\$635
405509	M&E, LLC		1055 S CARSON ST	27,443	0	\$103
405512	COPPER TREE LLC	COPPER POINTE	1001 S CARSON ST	45,302	261	\$667
405513	LAKETI LLC	LANDER/PIONEER	907 S CARSON ST	28,750	170	\$432
406101	VISION INVESTMENTS GROUP, INC		501 S CARSON ST	5,663	69	\$153
406102	CUBIX ORMSBY LLC	ORMSBY HOUSE (E. PARKING LOT)	515 S CARSON ST	17,424	104	\$264
406104	VISION INVESTMENTS GROUP, INC		E 5TH ST	5,663	0	\$21
406601	SLAUGHTER SUZY		603 S CARSON ST	5,663	66	\$147
406602	MAPLE TREE TOWNHOMES LLC		651 S CARSON ST	8,712	103	\$229
406604	MONEY PIT PARTNERSHIP		111 E 6TH ST	16,988	19	\$99
406701	DRUDGE FAMILY TRUST 5/18/17		701 S CARSON ST	8,276	70	\$165
406702	GAVIN FAMILY TRUST 10/19/16		177 E 7TH ST	3,485	0	\$13

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
406703	THE TIMBERS LLC		714 S PLAZA ST	2,614	0	\$10
406704	THE TIMBERS LLC		716 S PLAZA ST	4,008	0	\$15
406705	THE TIMBERS LLC		E 8TH ST	1,307	0	\$5
406706	711 BUILDING GROUP LLC		711 S CARSON ST	8,276	102	\$226
905110	CAMPAGNI PROPERTIES LP		2590 S CARSON ST	255,262	480	\$1,862
905118	FIRST INTERSTATE BANK OF NEVADA	WELLS FARGO BANK (S CARSON ST)	2424 S CARSON ST #110	79,584	203	\$683
905119	CAMPAGNI PROPERTIES LTD PARTNER		2443 S CURRY ST	43,037	0	\$159
905121	D&P REAL ESTATE GROUP LLC	MICHAEL S CYCLE WORKS	2680 S CARSON ST	55,565	103	\$403
905207	MAC DONALD FAMILY 1998 TRUST	SAND AND WEST FEED STORE	2292 S CARSON ST	114,998	152	\$716
905209	RNE CAPITAL LLC	PRECISION AUTO	2250 S CARSON ST	127,631	163	\$784
905210	LT PILGRIM REV TR 8/4/15		2350 S CARSON ST	7,841	0	\$29
905211	COFFEE ROAD INVESTMENT LLC	COMMON GROUND	2310 S CARSON ST #1	9,148	0	\$34
905212	COMMON GROUND CARSON	SIERRA HEALTH	2310 S CARSON ST #4	7,405	0	\$27
905215	CHEN, HUAYOU & ZHANG, PING REV TR		2330 S CARSON ST	5,663	0	\$21
905217	LIBERTY EQUITIES LLC		2300 S CARSON ST	6,970	0	\$26
905219	CARSON QUAIL PARK MAINT ASSOC		2312 S CARSON ST	160,736	0	\$594
905220	SUNRISE LLC		2310 S CARSON ST #5	3,049	0	\$11
905221	BLUE HORIZONS LLC		2310 S CARSON ST #6	2,614	0	\$10
905222	SUMMIT INVESTMENT HOLDINGS LLC		2310 S CARSON ST #7	3,485	0	\$13
905223	2340 CARSON DIALYSIS LLC		2340 S CARSON ST	4,356	0	\$16
905224	2350 CARSON LLC		2350 S CARSON ST #3	3,572	0	\$13
905225	BECKER FAM TR & DANKERS J & G		2350 S CARSON ST #2A	4,356	0	\$16
905226	CARSON QUAIL PARK MAINT ASSOC		2298 S CARSON ST	32,496	472	\$1,024
905227	LIBERTY EQUITIES LLC		2320 S CARSON ST	7,884	0	\$29
905228	DOGGIE DAYS INVESTMENTS LLC		2405 CURRY ST	37,405	0	\$138
905229	SGCI HALEN FAM TRUST 6/19/2002		2321 CURRY ST	41,639	0	\$154
911108	MDALE LLC	CUSTOM TRUCK ACCESSORIES	3212 S CARSON ST	13,068	112	\$263
911126	SFP-B LIMITED PARTNERSHIP	LES SCHWAB TIRES (SOUTH)	3020 S CARSON ST	94,525	253	\$834
911128	CAPITOL CARWASH LLC		3390 S CARSON ST	66,647	311	\$842
911129	SARA M DONNAN TRUST 6/10/87		3300 S CARSON ST	54,014	215	\$611
911131	MORELAND MICHAEL M & DOROTHY J	AUTOZONE	3460 S CARSON ST	36,155	198	\$513
911134	EDWARD & SONG LLC	IN AND OUT CAR WASH	3130 S CARSON ST	68,825	197	\$632
911142	THEO PROPERTIES LLC	MICHAEL HOHL HONDA	2910 S CARSON ST	152,896	448	\$1,423
911141	THEO PROPERTIES LLC		2800 S CARSON ST	180,774	328	\$1,296
911137	SLR BUILDING INC		3270 S CARSON ST	49,266	147	\$464
911140	MARTINDALE INVESTMENTS 2 LLC	CUSTOM TRUCK	3217 S CURRY ST	58,804	158	\$520
911139	CARSON CITY NISSAN RE, LLC		2750 S CARSON ST	173,369	296	\$1,207
911201	STIVER LLC		3479 S CARSON ST	34,848	129	\$376
911202	HALLE PROPERTIES LLC		3449 S CARSON ST	63,598	208	\$633
911206	TEIXEIRA FAM LIV TRUST 9/21/17		3301 S CARSON ST	39,204	47	\$235
911207	APARTMENT'S 801 LLC	MILL HOUSE INN	3251 S CARSON ST	153,331	200	\$950
911208	TUMBLEWEEDS 4 KIDS INC		3201 S CARSON ST	96,703	130	\$606
911209	SMILEY GORDON L		3179 S CARSON ST	121,532	247	\$922
911210	APARTMENTS 801 LLC	HOUSE OF DRAKE	3129 S CARSON ST	30,056	100	\$303
911211	KASSELS ANDREW S		3101 S CARSON ST	20,909	70	\$211
911217	ARCATA HOSPITAL CORPORATION		3331 S CARSON ST	78,844	97	\$477
911222	INGRAM CLARK PROPERTIES LLC		3355 S CARSON ST	30,492	101	\$306
911223	MARRON FAMILY TRUST 5/9/2002		3349 S CARSON ST	114,127	73	\$561
911225	NORTHERN NEVADA COMSTOCK INV	NEW CONSTRUCTION	2811 S CARSON ST	42,689	146	\$437
911227	YEAGER FAMILY TRUST 8/26/96		187 SONOMA ST	44,562	0	\$165
911231	HITTENMILLER-DEAN TRUST		3389 S CARSON ST	29,621	100	\$301
911232	OTRE INVESTMENTS LLC &	AAA OF CALIFORNIA	2901 S CARSON ST	30,056	122	\$345
911233	CARSON DODGE-CHRYSLER, INC		2929 S CARSON ST	210,830	373	\$1,493

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
911245	AMC LAND & CATTLE LLC		3059 S CARSON ST	170,320	249	\$1,106
911246	SHIWI HOSPITALITY LLC		2829 S CARSON ST	46,086	146	\$450
911247	SANDHU, JAGROOP SINGH & ET AL	SUPER 8 MOTEL	SONOMMA ST	44,562	0	\$165
911301	BEST VALUE MOTEL LLC		2731 S CARSON ST	52,708	100	\$386
911302	CARSON CITY HOTEL GROUP LLC	MOTEL 6	2749 S CARSON ST	73,616	250	\$751
911303	MC MILLAN LAND COMPANY	NEVADA TRANSMISSION EXCHANGE	2777 S CARSON ST	21,780	98	\$268
911304	YEAGER FAMILY TRUST 8/26/96		172 SONOMA ST	43,550	0	\$161
912202	NAPOLEON-LOTT LAND LLC		3555 S CARSON ST	84,942	321	\$929
912204	NAPOLEON-LOTT LAND LLC		3659 S CARSON ST	93,218	314	\$946
912302	PIMI EAGLE SATION LLC		3665 S CARSON ST	28,750	154	\$401
912303	PIMI EAGLE SATION LLC	RALEY'S	3675 S CARSON ST	265,019	0	\$979
912310	KOHL'S ILLINOIS INC	KOHL'S	3871 S CARSON ST	229,561	28	\$902
912311	PIMI EAGLE SATION LLC		3667 S CARSON ST	37,462	196	\$514
912312	PIMI EAGLE SATION LLC		3815 S CARSON ST	25,265	146	\$373
912314	PIMI EAGLE SATION LLC		3849 S CARSON ST	27,007	220	\$521
912315	PIMI EAGLE SATION LLC		3883 S CARSON ST	25,265	195	\$467
912502	MC DONALD'S CORPORATION	MC DONALD'S (SOUTH)	3905 S CARSON ST	40,075	223	\$575
912508	ZB N A DBA NEVADA STATE BANK	NEVADA STATE BANK	4267 S CARSON ST	36,590	194	\$507
912510	EDEN MANAGERMENTS		3947 S CARSON ST	42,689	238	\$613
912514	PENNY PROPERTY SUB HOLDINGS LLC		3939 S CARSON ST	256,568	0	\$948
912518	CARSON CITY PROPERTY LLC	TUESDAY MORNING	3921 S CARSON ST	58,806	0	\$217
912519	CARSON CITY PROPERTY LLC		4201 S CARSON ST	86,684	0	\$320
912520	CARSON CITY PROPERTY LLC		EAGLE STATION LN	78,408	0	\$290
912522	CARSON SOUTHGATE LLC		4219 S CARSON ST	210,395	0	\$779
912523	CARSON SOUTHGATE LLC		4277 S CARSON ST	36,939	0	\$136
912524	CARSON SOUTHGATE LLC		4209 S CARSON ST	274,428	69	\$1,146
912525	OLIVE INVESTORS LLC	OLIVE GARDEN	4253 S CARSON ST	38,333	203	\$530
915207	CAMPAGNI PROPERTIES LTD		3550 S CARSON ST	87,120	274	\$847
915210	CAMPAGNI PROPERTIES LTD PARTNER		5 CURRY ST / KOONITZ LN	40,075	0	\$148
915211	CAMPAGNI PROPERTIES LTD PARTNER		3660 S CARSON ST	110,642	292	\$968
915305	CARSON GAMING LLC		3910 S CARSON ST	44,867	149	\$451
915306	JJ SUMMERS LLC		4050 S CARSON ST	44,431	157	\$465
915307	WENDPAC NEVADA LLC	WENDY'S SOUTH	4140 S CARSON ST	40,511	152	\$441
915308	GOEL VENTURES LIMITED	AM-PM MINI MARKET SO CARSON ST	4190 S CARSON ST	48,352	185	\$533
915309	SUMMERS FAMILY LLC		288 W CLEARVIEW DR	45,302	0	\$167
915310	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$167
915311	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$167
915312	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$167
915317	CARSON GAMING LLC		3800 S CARSON ST	324,958	657	\$2,459
915318	CARSON GAMING HOTELS LLC		3870 S CARSON ST	79,933	296	\$862
915319	THEO PROPERTIES LLC		3700 S CARSON ST	369,824	626	\$2,565
916106	AVITIA AVEL		4389 S CARSON ST	24,829	87	\$258
916115	RED HUT SHOPPING CENTERS LLC		4385 S CARSON ST	14,810	131	\$306
916117	DBB HOLDINGS INC		151 CLEARVIEW DR	40,511	0	\$150
916118	RED HUT SHOPPING CENTERS LLC		CLEARVIEW DR	3,441	33	\$76
916119	DBB HOLDINGS INC		CLEARVIEW DR	3,528	0	\$13
916120	DBB HOLDINGS INC		39,204	0	0	\$145
916310	JODA LIMITED PARTNERSHIP		4501 S CARSON ST	45,302	0	\$167
916311	JODA LIMITED PARTNERSHIP		19,602	0	0	\$72
916315	JODA LIMITED PARTNERSHIP		4455 S CARSON ST	158,123	302	\$1,163
916706	TANGLEWOOD NEVADA LLC		4555 S CARSON ST	25,700	195	\$488
916707	TANGLEWOOD NEVADA LLC		4600 SNYDER AVE	161,608	333	\$1,735

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
919111	DEFUR JOE L & DEFUR ET ALL		4729 S CARSON ST	34,848	0	\$129
919114	HARRIS HOMES INC		4769 S CARSON ST	171,191	338	\$1,280
919120	DEFUR JOE L & DEFUR ET ALL		4326 S CARSON ST	7,405	163	\$339
926207	CLEARVIEW LLC		4348 S CARSON ST	31,363	0	\$116
926208	SIMEON PROPERTIES LLC		4222 S CARSON ST	190,793	339	\$1,354
926209	CLEARVIEW LLC	HERITAGE BANK	4530 S CARSON ST #1	35,327	262	\$632
926605	BWI PROPERTIES LLC		4500 S CARSON ST	21,083	0	\$78
926606	MASSMUTUAL ASSET FINANCE LLC		4560 S CARSON ST #1	7,841	0	\$29
926607	BWI PROPERTIES LLC			5,706	0	\$21
926608	CARSON TAHOE QUAIL CENTER			112,515	598	\$1,561
926609	BWI PROPERTIES LLC		4620 S CARSON ST #1	6,621	0	\$24
926610	BWI PROPERTIES LLC		4640 S CARSON ST	34,761	0	\$128
926802	KR-CARSON & APPION LLC		211 W APPION WAY	17,860	66	\$192
928207	JAMO NURSERY INC		4751 COCHISE ST	52,717	166	\$513
928208	BEACH STREET INN LLC		4849 COCHISE ST	22,658	135	\$342
928209	BURGENER-CLARK LLC		4881 COCHISE ST	30,821	240	\$574
928401	HARRAH'S LAKE TAHOE LLC VICI PROPERTIES		4900 S CARSON ST	25,265	401	\$861
*add 00 to left of #			Totals	11,740,252	22,655	\$86,761